



**GALIANO ISLAND
LOCAL TRUST COMMITTEE
BUSINESS MEETING AGENDA
TO COMMENCE AT 1:00 PM, MONDAY, FEBRUARY 8, 2010
AT THE SOUTH COMMUNITY HALL
141 STURDIES BAY ROAD, GALIANO ISLAND, B.C**

*Approximate time is provided for the convenience of the public only and is subject change without notice.

	Page #	*Approx. Time*
1. CALL TO ORDER		1:00 pm
2. APPROVAL OF AGENDA		
2.1 Questions on Agenda Items		
2.2 Town Hall Session		
3. COMMUNITY INFORMATION MEETING - none		
4. PUBLIC HEARING - none		
5. PREVIOUS MEETINGS		1:20 pm
5.1 Local Trust Committee Minutes for Adoption		
5.1.1 Minutes of December 14, 2009 LTC Business Meeting (attached)	1	
5.1.2 Minutes of January 11, 2010 LTC Business Meeting (attached)	11	
5.2 Public Hearing Records and Community Information Meeting Notes - none		
5.3 Section 26 Resolutions-without-meeting (attached)	16	
5.4 Advisory Planning Commission - none		
6. BUSINESS ARISING FROM THE MINUTES		1:30 pm
6.1 Follow-up Action Report (attached)	17	
7. DELEGATIONS - none		
8. CORRESPONDENCE - none		

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS - none

----- BREAK (15 minutes) -----

10. LOCAL TRUST COMMITTEE PROJECTS 2:00 pm

10.1 Official Community Plan (OCP) Review

10.1.1 2009/2010 Official Community Plan/Land Use Bylaw Budget – Verbal update (GR)

10.1.2 OCP Review – Short Term Vacation Rental Staff Report (attached) (RK) **20**

10.1.3 Minutes of the OCP Steering and Advisory Committees (attached) – for information

10.1.3.1 Steering Committee Minutes of November 29, 2009 **24**

10.1.3.2 Forest Policies Advisory Committee Minutes of December 13, 2009 **30**

10.2 GHG Emissions Reductions – Galiano Island Bylaw No. 106 cited as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010” (attached) (RK) **37** 2:30 pm

10.3 RR/FH Community Facilities 1% Issue – for discussion 3:00 pm

11. REPORTS

11.1 Work Program Reports - for Information 3:30 pm

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated January, 2010 (attached) **43**

11.1.2 Excerpt from the 2008-2011 Trust Council Strategic Plan (attached) **48**

11.2 Applications Report - for information 3:40 pm

11.2.1 Galiano Island Applications Report dated January, 2010 (attached) **51**

11.3 Expense/Budget Reports - for information 3:50 pm

11.3.1 Trustee and Local Expenses - none

11.3.2 Adopted LTC Budget 2009/2010 (attached) **57**

11.4 Bylaw Enforcement -none

11.5 Policies and Standing Resolutions Report (attached) – for information **58** 4:00 pm

11.6 Galiano Island LTC Web Page for Review (attached) – for information **60** 4:05 pm

- | | | |
|-------------|--|---------|
| 11.7 | Chair's Report | 4:10 pm |
| 11.8 | Trustee Report | 4:15 pm |
| 12. | NEW BUSINESS | 4:30 pm |
| 12.1 | Upcoming Meetings | |
| 12.1.1 | Local Trust Committee Special Meeting/Public Hearing, 1:00 p.m., Friday, February 26, 2010 at the Galiano Lions Park Society | |
| 12.1.2 | Local Trust Committee Business Meeting at 1:00 p.m. Monday, March 15, 2010 at the South Community Hall | |
| 13. | TOWN HALL MEETING | 4:35 pm |
| 14. | ADJOURNMENT | 4:45 pm |

**Minutes Subject To
Approval By
Local Trust Committee**

DRAFT

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, DECEMBER 14, 2009 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Gary Steeves	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Robert Kojima	Island Planner
	Gary Richardson	Island Planner
	David Millership	Recording Secretary

There were approximately eighteen (18) members of the public present.

1. CALL TO ORDER

Chair Steeves called the meeting to order at 1:00 p.m. Introductions were made and the meeting introduced.

2. APPROVAL OF AGENDA

Chair Steeves asked for any additions or changes to the agenda. Additions, changes and/or notes were as follows:

- *Added to Item 10.1 John Pritchard correspondence dated December 14, 2009 re: build out maps.*
- *Added Item 10.1.5 GIPRC correspondence dated December 3, 2009 re: Galiano Official Community Plan Review*
- *Added Item 10.1.5 OCP Steering Committee correspondence dated December 7, 2009 re: Consultation and Accommodation with respect to Aboriginal Interests*

The agenda was approved as amended by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Steeves opened the meeting to the public for comments.

None

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Minutes of October 13, 2009 LTC Special Meeting

Amendments:

Page 1 - Present – remove Bob Webb.

The Minutes of October 13, 2009 Galiano Island Local Trust Committee Special Meeting were approved as amended by consent.

5.1.2 Minutes of November 9, 2009 LTC Business Meeting

Amendments:

Page 6 – Item 11.7 – replace “Minister of Tourism, Culture and the Arts” with “Minister of Community and Rural Development”.

The Minutes of November 9, 2009 Galiano Island Local Trust Committee Business Meeting were approved as amended by consent.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Notes of November 9, 2009 Community Information Meeting

The Notes of November 9, 2009 Galiano Island Local Trust Committee Community Information Meeting were approved by consent.

5.3 Section 26 Resolutions-without-meeting

None

5.4 Advisory Planning Commission

5.4.1 OCP Review Report of October 9, 2009 for information

The report was received by virtue of being on the agenda.

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

The report was received.

Planner Richardson provided information.

7. DELEGATIONS

7.1 BC Hydro re: Woodpole Test and Treat Program

Rene Roddick, Field Operation Biologist represented and spoke on behalf of BC Hydro.

Mr. Roddick stated that pole maintenance, environmental reviews and pest management are all priorities for BC Hydro and explained that he deals with many issues such as pole preservation - after twenty (20) years poles need to be treated/protected/managed every eight (8) years for safety/rot reasons. Mr. Roddick stated that all BC Hydro contractors are qualified to test/manage the poles on their behalf and that product such as vapam (metam sodium), copper naphthenate/sodium fluoride and/or boron rods is applied when necessary and in conjunction with the directive of the BC Hydro pole maintenance program. Mr. Roddick stated that BC Hydro has tested all chemicals used in the pole maintenance program and that the products have been deemed safe by BC Hydro – BC Hydro strives to find the best solutions possible and health/environmental tests are done in alliance with Universities. Mr. Roddick then stated that there is a ten (10) meter search around all poles to ensure there is no well or water body nearby – if there is a well then BC Hydro only tests the pole and the land owner is notified before any treatment takes place – if there is a water body then further assessment is taken and boron rods may be chosen as the applied solution. Mr. Roddick stated that anyone with questions or concerns could contact him directly via email at rene.roddick@bchydro.com or by telephone at 604.543.1533 or by cell phone at 604.817.0486.

Trustee Pottle stated that sixteen hundred (1600) poles are to be managed this year on Galiano and asked how long it would take BC Hydro to complete the project.

Mr. Roddick responded that work will most likely commence in January 2010 and will take approximately two (2) months to complete.

Trustee Pottle asked who is responsible for poles on private land.

Mr. Roddick responded that the landowner is responsible.

Trustee Decario asked if only main road poles would be treated and how are poles that have been treated identified.

Mr. Roddick responded that all BC Hydro poles will be done and that poles will be identified with a "2009" tag.

Chair Steeves opened the meeting to the public for comments.

Michael Hoebel asked if BC Hydro was concerned regarding the treatment of poles near ditches as there could be the potential for pesticide residue flow into wetlands or other sensitive ecosystem areas.

Mr. Roddick responded that any concerns should be communicated to BC Hydro but that BC Hydro does assess all situations and determines an appropriate solution.

Tom Hennessy asked how pesticide runoff is prevented with regards to pole wrapping.

Mr. Roddick responded that tests show that product associated with pole wrapping does not move beyond six (6) inches of where it is applied.

Ken Millard stated that history has taught us that effects analysis can be inaccurate asked why the search/setback area has gone from thirty (30) meters to ten (10) meters. Mr. Millard then stated he has concern regarding the ten (10) meter rule in regards to his specific well situation.

Mr. Roddick responded that (30) meters was used as an arbitrary number before science could provide accurate data analysis. Mr. Roddick suggested Mr. Millard contact him directly regarding his specific concern and for more information.

Doug Latta asked what metal sleeves wrapped around poles do.

Mr. Roddick responded that metal sleeves are sometimes used as a temporary rot solution.

Sharon Masui asked where the public can find out more information.

Mr. Roddick responded that the pest management plan can be found on the BC Hydro website (<http://www.bchydro.com>) and that the public can contact him directly for more information.

Allan Doty asked if product used by BC Hydro is reactive to flowing water.

Mr. Roddick responded that the product used is not reactive to flowing water - the data associated with this concern is very clean.

Chair Steeves asked if the public will be notified as to when the treatment program will take place on Galiano.

Mr. Roddick responded that BC Hydro will be advertising their presence and contact information.

8. CORRESPONDENCE

Correspondence items are received by virtue of being on the agenda.

8.1 Mary Cooper, letter dated November 22, 2009 re: MIIWSS Septic Systems Workshop – Saturday, May 1, 2010

Resolution GL-LTC-201-09

It was Moved and Seconded that the Galiano Island Local Trust Committee direct Staff to provide for an expenditure of one hundred dollars (\$100.00) to purchase a report from the Mayne Island Integrated Water Systems Society relating to the Septic Systems Workshop taking place on Saturday May 1, 2010.

CARRIED

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 GL-RZ-2009.1 (Looking Glass Society)

9.1.1 Draft Bylaw No. 204 (OCP Amendment)

Planner Richardson provided information.

9.1.2 Draft Bylaw No. 205 (LUB Amendment)

Planner Richardson provided information.

There was some discussion regarding the property and it was noted that the property is split zoned and is permitted a caretakers facility/residence.

There was some discussion regarding possible changes/amendments to Draft Bylaw No. 204 and Draft Bylaw No. 205.

More specifically, it was deemed the objective of the bylaws is to create a Health and Wellness Facilities zone with a principal use of Eating Disorder Facilities managed by a non-profit organization. It was noted in discussion that the intent of the Galiano Island Local Trust Committee (GLLTC) is to proceed with first reading of Draft Bylaw No. 204 and Draft Bylaw No. 205 by Resolution Without Meeting (RWM).

Resolution GL-LTC-202-09

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to make changes/amendments to Draft Bylaw No. 204 and Draft Bylaw No. 205 as discussed.

CARRIED

9.2 GL-SUB-2008.2 (Campbell) – frontage waiver request

Planner Richardson provided information.

Ron Taylor spoke on behalf of the applicant.

Resolution GL-LTC-203-09

It was Moved and Seconded that pursuant to Section 944(2) of the *Local Government Act*, the Galiano Island Local Trust Committee grant exemption from the 10% perimeter provisions of Section 944(1) of the *Local Government Act*, for proposed Lots 9, 10, 11 and 12 of subdivision application GL-SUB-2008.2.

CARRIED

Opposed: Trustee Decario

Note: there was a break at 3:15 p.m. and the meeting reconvened at 3:30 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Official Community Plan (OCP) Review

10.1.1 OCP Technical Review

Planner Kojima provided information from Staff Report Dated December 3, 2009 Re: OCP Review – Technical Information.

There was some discussion re Private Managed Forest Land (PMFL) legislation.

10.1.2 OCP Review Update

Planner Kojima provided information from Staff Memorandum Dated December 4, 2009 Re: Galiano OCP Review.

Further discussion was deferred to the next GLLTC business meeting on January 11, 2010.

10.1.3 Minutes of the OCP Steering and Advisory Committees – for information

10.1.3.1 Steering Committee Minutes of September 20, 2009

Minutes of the OCP Steering are received by virtue of being on the agenda.

10.1.3.2 Steering Committee Minutes of October 4, 2009

Minutes of the OCP Steering are received by virtue of being on the agenda.

10.1.3.3 Transportation Committee Minutes of October 9, 2009

Minutes of the OCP Advisory Committees are received by virtue of being on the agenda.

10.1.4 Short Term Vacation Rentals – discussion

Resolution GL-LTC-204-09

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to prepare a report on Short Term Vacation Rentals.

CARRIED

10.1.5 GIPRC correspondence dated December 3, 2009 re: Galiano Official Community Plan Review

Correspondence items are received by virtue of being on the agenda.

Planner Kojima will follow-up with the Galiano Island Parks and Recreation Commission (GIPRC).

10.1.6 OCP Steering Committee correspondence dated December 7, 2009 re: Consultation and Accommodation with respect to Aboriginal Interests

Correspondence items are received by virtue of being on the agenda.

Planner Kojima explained process and that there is a duty to consult by the Province of British Columbia.

Resolution GL-LTC-205-09

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to write to the First Nations interested in the Official Community Plan Review of the Galiano Island Local Trust Area.

CARRIED

11. REPORTS

11.1 Work Program Reports – for information

11.1.1 Galiano Island Local Trust Committee Work Program - Report dated December 2009

Provided for information purposes only.

Planner Richardson will remove item number seventeen (17) on the projects list.

11.1.2 Excerpt from the 2008-2011 Trust Council Strategic Plan

Provided for information purposes only.

11.2 Applications Report – for information

11.2.1 Galiano Island Applications Report dated December 2009

The report was received.

Planner Richardson provided information.

11.3 Expense/Budget Reports – for information

11.3.1 Trustee and Local Expenses

There was some discussion regarding the need to check on some expense items including: \$550.00 (Gabriola Directory), \$70.00 (Pender Post), \$626.85 (Minister of Finance) and \$622.44 (ADJ Driftwood).

11.3.2 Adopted LTC Budget 2009/2010

Provided for information purposes only.

Planner Kojima will provide the GLLTC with budget information pertaining to the OCP review.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report – for information

Provided for information purposes only.

11.6 Galiano Island LTC Web Page for Review – for information

There was some discussion.

Amendments:

November 2009 – remove – Advisory Planning Commission - Expression of Interest.

General – add – BC Hydro contact information for Rene Roddick.

OCP Meetings – remove – the document but leave the calendar link.

Planner Richardson will update the page.

11.7 Chair's Report

Chair Steeves stated that the RCMP has officially put on hold the removal of officers from Mayne Island and Galiano Island and that Solicitor General Kash Heed will be reviewing and accepting information regarding services – the Islands Trust Executive Committee is requesting adequate staffing of police services.

11.8 Trustee Report

Trustee Decario had nothing to report.

Trustee Pottle stated that Trust Council on Saltspring Island was very inspiring and that the highlight was touring six (6) affordable housing project sites. Trustee Pottle then stated that the OCP review is going well and encouraged all members of the community to participate.

12. NEW BUSINESS

12.1 Upcoming Meetings

12.3.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, January 11, 2010 at the South Community Hall

The meeting is scheduled as stated.

13. TOWN HALL MEETING

Chair Steeves opened the meeting to the public for comments.

Andrew Loveridge stated support for the Gulf Islands National Park Reserve and the inclusion and creation of Galiano parkland.

Michael Hoebel stated that the OCP Steering Committee in conjunction with a representative from each of the OCP Advisory Committees held a Gumboot Social event and that it was a success.

14. ADJOURNMENT

Resolution GL-LTC-206-09

It was Moved and Seconded that the meeting be adjourned at approximately 4:55 p.m.

CARRIED

RECORDER

CHAIR

**MINUTES OF THE GALIANO ISLAND
LOCAL TRUST COMMITTEE MEETING
HELD ON MONDAY, JANUARY 11, 2010 AT 1:00 PM
AT THE SOUTH ISLAND COMMUNITY HALL,
GALIANO ISLAND, B.C.**

<u>PRESENT:</u>	Gary Steeves	Chair
	Louise Decario	Local Trustee
	Sandy Pottle	Local Trustee
	Robert Kojima	Island Planner
	David Millership	Recording Secretary

There were approximately nineteen (19) members of the public present.

1. CALL TO ORDER

Chair Steeves called the meeting to order at 1:00 p.m. Introductions were made and the meeting introduced.

2. APPROVAL OF AGENDA

Chair Steeves asked for any additions or changes to the agenda. Additions, changes and/or notes were as follows:

- *Added Item 8.1* Michael Hoebel correspondence dated January 5, 2010 re: First Nations Participation in the Galiano Island OCP Review Process
- *Added Item 8.2* Gary Richardson correspondence dated January 7, 2010 re: Observation Wells
- *Added Item 12.2* APC Appointments

The agenda was approved as amended by consent.

2.1 Questions on Agenda Items

None

2.2 Town Hall Session

Chair Steeves opened the meeting to the public for comments.

Mike Hoebel stated concern regarding the December 31, 2009 sensitive ecosystem mapping comment period deadline.

Planner Kojima responded that the sensitive ecosystem mapping project is an Islands Trust Fund Board initiative and that at some point changes to the maps won't be possible due to budgetary and timeline reasons - the maps are due to be completed by March 31, 2010. Planner Kojima then stated that if further comments were received but not able to be considered due to project deadlines then provisions for errors would be made as necessary.

Chair Steeves responded that mapping is an evolving and ongoing process and that at some point the maps have to be generated based upon the data available at a certain time.

Linda Millard asked if groundwater management areas will be identified on the sensitive ecosystem maps.

Planner Kojima responded that a term more general than groundwater management areas is preferred and noted that any advisory reports should state intent rather than suggesting mechanisms as mechanisms change over time.

Rose Longini asked if precedent has been set in regards to the limitation of house size due to groundwater concerns.

Planner Kojima responded that precedent was set on North Pender Island – though sometimes rather than adopting a blanket regulation/policy certain areas are only subject.

Mike Hoebel asked when a public information meeting would take place regarding Short Term Vacation Rentals (STVR's).

Planner Kojima responded that a meeting date would most likely be set at the upcoming February meeting.

Allan Doty asked how Development Permit Areas (DPA's) have been received in the past and whether or not they are enforceable.

Planner Kojima responded that DPA's are sometimes contentious and are enforceable via litigation.

Chair Steeves responded that DPA's are a valuable planning tool.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

None

6. BUSINESS ARISING FROM THE MINUTES

None

7. DELEGATIONS

None

8. CORRESPONDENCE

Correspondence items are received by virtue of being on the agenda.

8.1 Michael Hoebel correspondence dated January 5, 2010 re: First Nations Participation in the Galiano Island OCP Review Process

There was some discussion regarding the seven (7) or eight (8) First Nations that have interest on Galiano and it was reiterated that First Nation participation in the Galiano Island Official Community Plan (OCP) review process is of utmost importance.

8.2 Gary Richardson correspondence dated January 7, 2010 re: Observation Wells

There was some discussion regarding the date of a groundwater-monitoring meeting in which Pat Lapcevic from the Ministry of Environment (MOE) will attend.

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

None

Note: there was a break at 2:15 p.m. and the meeting reconvened at 2:30 p.m.

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Official Community Plan (OCP) Review

10.1.1 OCP Technical Review

Planner Kojima provided information from Staff Report Dated December 3, 2009 Re: OCP Review – Technical Information.

There was some discussion regarding the need to identify major policies such as climate change and DPA's.

There was discussion regarding the November 2009 Galiano Island OCP Bylaw No. 108, 1995 table of potential revisions. The Local Trust Committee (LTC) discussed, commented and agreed upon future action regarding each of the ninety-four (94) potential revisions.

10.1.2 Community Profile and Build-out Map

Provided for information purposes only.

The map will be posted on the Islands Trust Galiano Island web page with an explanation of the data limitations.

10.1.3 Advisory Planning Commission Recommendations

The October 2009 referral report was received.

10.1.4 Minutes of the OCP Steering and Advisory Committees – for information

10.1.4.1 Steering Committee Minutes of November 1, 2009

Minutes of the OCP Steering are received by virtue of being on the agenda.

10.1.4.2 Steering Committee Minutes of November 15, 2009

Minutes of the OCP Steering are received by virtue of being on the agenda.

11. REPORTS

11.1 Expense/Budget Reports - for information

11.1.1 OCP Expense Report

Provided for information purposes only.

12. NEW BUSINESS

12.1 Upcoming Meetings

12.1.1 Local Trust Committee Business Meeting at 1:00 p.m. Monday, February 8, 2010 at the South Community Hall

The meeting is scheduled as stated.

12.2 Advisory Planning Commission (APC) Appointments

Resolution GL-LTC- 01-10

It was Moved and Seconded that the Galiano Island Local Trust Committee appoints Jeffrey Patterson, Barry New and Andrew Loveridge to the Galiano Island Advisory Planning Commission.

CARRIED

13. TOWN HALL MEETING

Chair Steeves opened the meeting to the public for comments.

Linda Millard stated concern regarding roadside farm stands in relation to possible traffic and safety issues.

Planner Kojima responded that this a Ministry of Transportation (MOT) issue and that a permit is required.

Ron Taylor asked – in the context of affordable housing - if a house and cottage are permitted individual strata title.

Planner Kojima responded that a house and cottage are permitted individual strata title in the case of new construction only – if it is a case of conversion then an application is required with no obligation for approval.

14. ADJOURNMENT

Resolution GL-LTC- 02-10

It was Moved and Seconded that the meeting be adjourned at approximately 4:45 p.m.

CARRIED

RECORDER

CHAIR



RWM From: December 04, 2009 To: January 28, 2010

Print Date: Jan-28-2010

Galiano Island

Resolution #	Action	Resolution Description	Resolution Date
2010-02	In Favour	<p>THAT Galiano Island Local Trust Committee Bylaw No. 204 cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2009" and Bylaw No. 205 cited as "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2009" be given First Reading.</p>	Jan 27, 2010
2010-01	In Favour	<p>THAT a Special Local Trust Committee Meeting be held on Friday, February 26, 2010; and further that a Public Hearing on Galiano Island Bylaw No. 204 cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2009" and Bylaw No. 205 cited as "Galiano Island Land Use Bylaw No. 127, Amendment No. 1, 2009" (Looking Glass Society) be held within the Special Meeting.</p>	Jan 22, 2010
2009-06	In Favour	<p>THAT Galiano Island Draft Bylaw No. 204 cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2009 and Galiano Island Draft Bylaw No. 205 cited as "Galiano Island Land Use Bylaw No. 127, Amendment Bylaw No. 1, 2009" be given First Reading; and FURTHER THAT Galiano Island Proposed Bylaw No. 204 cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 2, 2009 and Galiano Island Proposed Bylaw No. 205 cited as "Galiano Island Land Use Bylaw No. 127, Amendment Bylaw No. 1, 2009" be referred to the Galiano Island Advisory Planning Commission for their review and comments.</p>	Dec 23, 2009



Follow Up Action Report w/ Target Date

Galiano Island
Oct-19-2009

No.	Activity	Responsibility	Target Date	Status
1	Staff to report back to the LTC with draft wording for including in the OCP a GHG emission reduction target and policy wording stating that specific GHG mitigation policies and actions would be included in the revised OCP.	Robert Kojima	Oct-30-2009	Done
2	Staff to prepare a bylaw contraventions and penalty schedule for the LUBs under the jurisdiction of the LTC to be included in the Islands Trust Council Bylaw Notice Enforcement Bylaw for consideration at the next LTC meeting	Miles Drew	Oct-30-2009	On Going

Nov-09-2009

No.	Activity	Responsibility	Target Date	Status
3	Copy of wildfire protection (WP) map that was prepared by the CRD to be provided by conservancy: Review map in combination with residential development potential map. Forward copy of WP map to steering committee.	Robert Kojima	Nov-30-2009	On Going
5	Amend Galiano Web Page by: Taking off under Latest News: Galiano Island Ecosystem Open House, Friday November 6, 2009 - DONE OCP Review Committee Meetings Schedule. - DONE Removing May 2009 from Project Timelines - May 2009 - DONE Adding Community Profile staff report under latest news - DONE	Kathy Jones Robert Kojima	Nov-30-2009	Done

Dec-14-2009

No.	Activity	Responsibility	Target Date	Status
6	Minutes of October 13, 2009 Special Meeting adopted as amended.	Sharon Lloyd-deRosario	Dec-23-2009	Done
7	Minutes of November 9, 2009 LTC Meeting adopted as amended.	Sharon Lloyd-deRosario	Dec-23-2009	Done
8	Advisory Planning Commission report on OCP review dated October 9, 2009 to be put on January 11, 2010 LTC agenda.	Robert Kojima	Dec-23-2009	Done
8	BC Hydro Woodpole Test and Treatment Program. BC Hydro contact information to be put on Islands Trust Website.	Gary Richardson	Dec-23-2009	Done
9	MIWSS Septic System Workshop - Saturday May 1, 2010. LTC will pay 100.00 for final report.	Gary Richardson	Dec-23-2009	On Going
10	GL-RZ-2009.1 (Looking Glass Society) Draft Bylaw 204 (OCP) staff to amend bylaw as per LTCs direction. Draft Bylaw 205 (LUB) staff to amend bylaw as per LTCs direction. Once amended forward to LTC for review.	Gary Richardson	Dec-23-2009	Done
11	Draft Bylaws 204 and 205 (Looking Glass Society) RWM to give bylaws 1st reading to be forwarded to the LTC once bylaws are amended. RWM to forward bylaws to APC to be forwarded to the LTC once bylaws receive 1st reading.	Kathy Jones	Dec-23-2009	Done
12	GL-SUB-2008.2 (Campbell) Staff to advise applicant that 10% road frontage waiver was granted for lots 9, 10, 11 and 12.	Gary Richardson	Dec-23-2009	Done
13	LTC expense report - staff to research possible mis-assignment of expenses.	Gary Richardson	Dec-23-2009	Done
14	OCP Technical Review dated December 3, 2009 to be placed on January 11, 2010 agenda.	Robert Kojima	Dec-23-2009	Done
15	Staff to place OCP review update dated December 4, 2009 on January 11, 2010 agenda.	Robert Kojima	Dec-23-2009	Done

16	Community Profile Map - make available to steering committee and advisory committees - PENDING LTC ENDORSEMENT	Robert Kojima	Jan-15-2010	Done
17	STVRs - staff to prepare a report outlining options.	Robert Kojima	Jan-29-2010	Done
18	Correspondence from Galiano Island Parks and Rec. Commission dated December 3, 2009. Staff to review and report on recommendations in letter.	Robert Kojima	Feb-12-2010	On Going
19	Project List to be amended by removing no. 17 - Creation of Transportation Advisory Committee.	Gary Richardson	Dec-23-2009	Done
19	Correspondence from OCP Steering Committee regarding Consultation with First Nations dated December 7, 2009: Staff to advise First Nations of OCP Review - DONE Staff to provide Steering Committee summary of LTC consultation and with Ministry Document regarding First Nations consultation - DONE	Robert Kojima	Jan-29-2010	Done
20	OCP Budget Report to LTC and Steering Committee.	Robert Kojima	Dec-23-2009	Done
21	Web page to be amended by taking off latest news and putting on BC Hydro contact information.	Gary Richardson	Dec-23-2009	Done



STAFF REPORT

January 27, 2010

File No.: GL-OCP-2009.2

To: Galiano Island Local Trust Committee
For the meeting of February 8, 2010

From: Robert Kojima
Island Planner
Local Planning Services

CC: Gary Richardson, Island Planner
David Marlor, RPM

Re: OCP Review - Short Term Vacation Rentals

BACKGROUND:

At the regular LTC meeting of December 14, 2009, the LTC adopted the following resolution:

Resolution GL-LTC-204-09

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to prepare a report on Short Term Vacation Rentals.

CARRIED

This report will provide the LTC with background on the issue of Short Term Vacation Rentals, the current regulations and policies in effect on Galiano, legal and bylaw interpretation, and policy options.

ISSUES SUMMARY:

Short Term Vacation Rentals

Short Term Vacation Rentals (STVRs) is a term commonly used to describe the rental of dwellings to paying guests for a period of time generally less than on a month-to-month basis. This use occurs in dwellings that are located in residential zones, where the common form of occupancy is owner-occupancy or month-to-month rental by tenants. Other terms are sometimes used synonymously for STVRs, including overnight rentals, short-term accommodation, vacation rentals, etc. As a use, STVRs have been occurring on a small-scale on the islands for decades; however, as a land use issue, it emerged beginning about a decade ago with a shift to internet-based

advertising and absentee ownership. Neighbours and local governments often distinguish STVRs from the residential use of dwellings by land use impacts, including: noise, traffic, parking, water use, garbage, security, loss of rental housing stock, and undermining of a sense of neighbourhood.

Galiano Bylaws

The relevant provisions of the Galiano Land Use Bylaw (LUB) are comparable to those in other Islands Trust Area bylaws (and to those of other local governments). The land area is divided into distinct zones, with certain uses permitted in each zone and all other uses prohibited in that zone. In addition there are certain uses that are permitted in all zones in the general regulations and there are definitions that support interpretation of the permitted uses. Where a term is not defined in a bylaw, the local government relies on what is termed the 'ordinary definition' of the term.

The LUB establishes six residential zones, in each of those zones "dwellings" is a permitted principal use. Other permitted uses include cottages, accessory uses and certain other uses in the rural zones. 'Dwelling' is defined as a building used as a residence for a single household. Residence is not defined in the bylaw, but the dictionary provides the ordinary definition of residence as a person's home. The Official Community Plan (OCP) supports this with policies establishing that in the various residential land use designations, the "principal use shall be residential."

In contrast, the OCP designates certain locations as 'Visitor Accommodation' land use designations and the relevant policies include a statement that the objective of this designation is to provide for a variety of visitor accommodation. The LUB establishes four distinct visitor accommodation zones¹. The permitted uses in these zones include inns, resorts, and a comprehensive resort. Inn and resort are both defined as a visitor accommodation facility. 'Visitor accommodation' itself is not defined, but visitor accommodation cottage is defined as a building providing accommodation for travelers and visitor accommodation room is defined as a room or suite of rooms providing only sleeping accommodation for travelers.

The LUB makes provision for 'Bed and Breakfasts' as a form of accessory home occupation. Bed and Breakfasts are defined and regulated in such a manner that they are a form of visitor accommodation, but are only permitted as a use accessory to residential use of the dwelling and the operator must reside permanently in the dwelling.

Interpretation

Islands Trust staff have interpreted STVRs as a use that is distinct from residential uses. This approach has been supported by case law, most recently *North Pender Island Local Trust Committee v. Conconi* where the court found that the North Pender LUB unambiguously distinguishes between commercial guest accommodation and

¹ The C5A is termed a comprehensive zone but for all intents and purposes is a variant of the visitor accommodation zones.

residential uses; that temporary commercial accommodation uses are permitted in distinct commercial zones; and, that the property in question was in a zone permitting residential uses but was not being used for residential purposes and thus contrary to zoning. This decision is consistent with a number of earlier cases in various jurisdictions in B.C. which established the ability of local government zoning to distinguish residential and guest accommodation uses, and to zone lands accordingly.

The Galiano LUB is consistent with the zoning and definitions in other LUBs:

- It establishes distinct residential and commercial visitor accommodation zones.
- It permits dwellings in the residential zones and visitor accommodation uses in the commercial zones.
- It defines both uses, such that dwellings are defined as residences and visitor accommodation as providing accommodation for travelers.
- It permits a limited form of visitor accommodation in residential zones in the form of Bed and Breakfasts.
- STVRs would not be considered Bed and Breakfasts as STVRs are not accessory to the residential use of the dwelling and the owner/operator is not resident.
- The OCP policies support the distinction between residential and visitor accommodation uses in the different land use designations.
- Cottages are permitted as a building accessory to a dwelling, with uses limited to guests, household members, or tenants. The OCP defines cottage as a dwelling.

Consequently, the Galiano LUB does not permit STVRs in the residential zones. Visitor accommodation in the form of short-term accommodation for travelers is permitted only in the various visitor accommodation zones or in a permitted bed and breakfast.

Policy and Regulatory Options

The issue of permitting STVRs has been considered by a number of Local Trust Committees in recent years. This has arisen as a result of the fact that the use is occurring and LTCs have been willing to consider permitting, while regulating, the use, often because it is perceived as providing a form of visitor accommodation that is not being provided by the other permitted facilities. Outcomes have varied, including:

- South Pender: permitted outright as a principal use in the Rural Residential zone, provided that a cottage was not simultaneously used as visitor accommodation.
- Gabriola: permitted by Temporary Use Permit.
- Hornby: currently considering permitting STVRs as a use in certain locations and with various limits or restrictions.
- Saturna: permitted as a form of home occupation, where the operator is resident on the property.
- North Pender and Mayne: These LTCs re-affirmed during recent OCP reviews that STVRs would not be made a permitted use in residential zones. An enforcement policy has been adopted by both LTCs that prioritizes enforcement

against STVRs that could be considered to have “overtly commercial” characteristics or create health or safety concerns.

Generally speaking, LTCs have considered that the impacts of permitting STVRs on neighbourhoods, rental housing, and the community as a whole would be significant and the use should be permitted on a conditional basis at best.

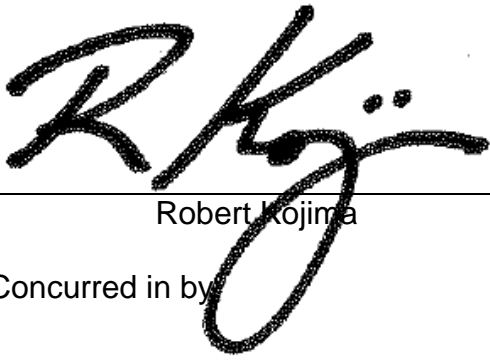
STAFF COMMENTS:

While the current policies are clear, the LTC may wish include a specific policy in the OCP stating that visitor accommodation is not a permitted use in the residential land use designations, although this could be misinterpreted to imply that the LTC is changing the policies. Conversely, if the LTC wishes to consider permitting STVRs, staff should be requested to provide more detailed options and recommendations for consideration in the revised OCP.

RECOMMENDATIONS:

1. THAT the Galiano Island Local Trust Committee receive the staff report of January 27, 2010 for information.

Prepared and Submitted by:



Robert Kojima

January 27, 2010

Date

Concurred in by

David Marlor, MCIP
Regional Planning Manager

January 27, 2010

Date

**MINUTES OF THE GALIANO ISLAND
OFFICIAL COMMUNITY PLAN (OCP) STEERING COMMITTEE MEETING
HELD ON SUNDAY, NOVEMBER 29, 2009 AT 1.30 PM
GALIANO ACTIVITY CENTRE
1290 STURDIES BAY ROAD**

PRESENT:	Mike Hoebel	Chair
	Paul LeBlond,	Co- chair
	Roy Smith	Member
	John Pritchard	Member
	Akasha Forest	Member
	Margaret Griffiths	Member
	Bowie Keefer	Member
	Peter Midgley	Member
	Geoff Gaylor	Member
	Dave Ages	Member
	Ron Taylor	Member
	Patricia Joyce	Minute Taker

Also present; Trustees Sandy Pottle, Louise Decario and approximately 11 members of the public.

Regrets: Glenna Mattin, Pam Freir,

The Chair called the meeting to order at 1.32pm

1. **Approval of Agenda** as circulated.
Item 10.1 Steering Committee Meeting schedule was moved up.
Next Meeting December 13, 9.00am to 11.30am.
Meeting Dates in January: January 3, 17, 31 all at the Activity Centre.
All agreed to these dates.
2. **Minutes** of November 15, 2009 Steering Committee.
Adopted as circulated by consensus.
3. **Budget Update**
Roy Smith suggested that the draft Committees Budget presented at November 15 meeting be used as a working model.
MOVED, SECONDED AND CARRIED unanimously.

The Chair informed the meeting that Deborah McKechnie of the Grand Central Emporium has offered rental space for public drop in to discuss and give input on the progress of the OCP review. It was agreed that budget restrictions will not permit this expense, although it is a nice offer. It was suggested that the Trust Office might be used for this purpose if the Steering Committee would arrange for members to be available at designated times.

Decision deferred till December 13th meeting.

How shall we determine the legalities?

John suggests that local folk be invited to participate in the OCP review.

Roy Smith advised that Staff were asked to find out about infringement, archaeological sites etc. **Pebble Beach Reserve** was named as being very important to the Aboriginal people.

Overlapping jurisdictions in the area make for difficulty and confusion

Should the Steering Committee consider inviting the local band to discuss their issues with us?

John pointed to the practicalities of this idea, reminding us that the band officers are overworked and underpaid and understaffed.

The chair suggested that the Islands Trust be asked what issues are on the table already in the Trust area.

Roy Smith spoke of interagency agreements, which can only be made by Trust Council. His previous suggestion would be preferable.

The chair asked for direction from the LTC through Trustee Decario.

John advised that we maybe running into conflict through good intentions; in fact we are saying the same kind of things the government says. It is our moral duty to see this addressed. The legal question is: How to minimise infringement on Aboriginal titles?

John cited an example of one Aboriginal Band calling the Governments bluff.

The Steering Committee should contact the LTC and through the LTC, the Executive Committee, stating that, **either** we want ITC to start dealing with this; **or** that permission be given to the Steering Committee to do it. Preference is on the latter.

John will draft a letter, describing ways to proceed, based on his experience in similar situations.

A document noting interaction between the local band and the LTC was produced during the last term. It would be useful to review that document now.

8. **New Village/National Park concept- report**

The chair provided background to this circulated report, submitted by Tom Hennessy. Mike Hoebel, Tom Hennessy, Ron Taylor and Roger Pettit attended a meeting with Mr. Bourke of National Parks, and Carolyn Stewart, Planner, to discuss the report and its possibilities.

The meeting was held at MLA Murray Coell's office in Sidney.

Tom Hennessy and Roger Pettit were able to speak with Mr. Coell, and made a pitch to him about this idea, which was favourably received.

[Galiano was excluded from the Gulf Islands National Park at its formation and this proposal indicates a bid to be included with ensuing benefits to all areas.] Tom Hennessy is now seeking support from Mr. Coell in writing.

The chair remarked that the OCP review is an opportunity to seek creative and innovative paths, such as this idea., and asked whether or not the committee wishes to support the idea. The response was generally positive, with a comment that Landuse Policy recommendations are part of the Steering Committee's mandate.

3.

General Comments & Questions:

- A number of issues would need resolution
- One member commented that he felt that this idea is beyond the Steering Committee's capabilities at this time.
- The question was asked how do we hand individuals bringing ideas and reports on a proposal of this magnitude.
- Where is the beginning point?
- Is there interest enough for a Joint Committees meeting on this issue?
- The report should be sent to Affordable Housing Advisory Group.

9. Advisory Committee Updates

9.1. Affordable Housing Advisory Committee

One or two page report showing recommendations will be available at the December 5 event. The committee will be looking for feedback on the recommendations. Estimated date for a final report latter part of January.

9.7. Community & Economic Development Advisory Committee

The background was given from the Joint Committees Meeting. It was noted that STVRs were to be on the CEDA agenda at the November 15th event, but strong opinions on this issue led to the decision to seek another venue for discussion.

There is currently no policy re STVRs on Galiano. Can the LTC assist with this issue? Trustee Decario indicated that the LTC will be willing to sponsor a forum in January, with a TownHall format, with information from the planner and perhaps a panel discussion, with the goal of finding a Made-in-Galiano solution.

It was suggested that CEDA might find this a beneficial solution also. The topic will be on the LTC agenda at its December meeting.

Peter Midgley noted that Analysis of the Questionnaire has been posted on ActiveGaliano.org. Peter is now at work fleshing out objectives & principles.

Peter will also be in touch with Advisory Committees asking for cooperation on the formation of a new blanket survey.

9.2. Agriculture and Food Security Advisory Committee

The Committee met on November 20. Discussion paper #7 is ready for public comment on December 5.

The effort has been made to line up the Objectives and Policy of North Pender island with their own.

Next Meeting: December 4.

9.3. Transportation Advisory Committee

Preliminary Positionjs are posted on Active Galiano.

It is unlikely that the Road Network Plan revision will be ready for Dec 5.

The wording on road transportation in the present OCP has been reviewed, more information to be available on Dec 5. 4.

9.4. Groundwater Advisory Committee

Rose Longini reported the urgent need for wider and deeper understanding of the water issues on Galiano. The Committee's research and discussions has resulted in a plan to inform and educate residents of the island about ***water security, the importance of ground water, both quality and quantity. recharge areas, what affects recharge, aquifers.***

Any development plan must concur with an overarching principle regarding available water supply and its use.

The Committee would have all Advisory Committees justify the impacts of any development plans on the water supply.

It was noted that only the LTC could make such a demand; it is beyond the steering committee's mandate.

John Pritchard commented that the concerns centre on: supply, demand & quality, all of which can change with the seasons of the year. The ground changes under our feet, whether we are aware of this or not.

It was thought that it is in order to send out a check list for Committees to become more aware of the many dimensions of water supply.

Concern was expressed as to how exchange of information regarding water use and availability would be communicated among committees.

140 Water surveys have been completed and returned. Analysis is about to begin.

A member asked if the Committee is discussing alternate sources of water, e.g. catchment of rain water. John Pritchard that they are and that on the website the name of the Committee now includes the term Water security. Also on Active Galiano/OCP see article named Rainwater in Galiano's future.

9.5 Forest Policies Advisory Committee

Geoff Gaylor reported. The last meeting was November 22.

The Committee would like to use the maps on show at this meeting demonstrating the locations of all forest land, at the Gumboot Social on December 5.

A joint meeting will be held with CEDA to discuss what the forest means to development, or vice versa.

A letter is being mailed to Forest Lot Owners in 5 different zones. [F1,F2,F3, FLR reserve, Heritage Forest] inviting them to meet with the committee on December 13. Planner R. Kojima has "vetted" the letter explaining the purpose of the meeting. Gary Steeves, chair of the LTC has agreed to chair this meeting.

Geoff asked for permission to hire a minute taker for that meeting only. Since the Forest Policies Committee's budgeted allowance has not been used this request was agreed to. 5.

At the last meeting during a discussion on the P.M.F.L. there was strong disagreement expressed which resulted in Roy Smith resigning from the committee. The incident was briefly discussed and the resignation stands.

9.6 Ecosystems Protection Advisory Committee

Akasha Forest reported that the committee is meeting every week on the 1st and 3rd Wednesday of the month.

The committee is reading through the OCP noting which sections relate to Ecosystems; they have reached the section on Development Permit areas, and plan to start working with Ground Water Advisory Committee.

Meetings in December: 2, 9 & 16.

Note: The National Park Reserve will appear on Forest Policies Meeting Agenda on December 13.

Meeting adjourned 4.35pm.

**GALIANO ISLAND OFFICIAL COMMUNITY PLAN REVIEW
DRAFT
FOREST POLICIES ADVISORY COMMITTEE MEETING
HELD SUNDAY, DECEMBER 13, 2009 @ 1.00PM
AT THE ACTIVITY CENTRE, 1290 STURDIES BAY ROAD**

Present: Geoff Gaylor, committee chair,
Committee members:

Glenna Mattin, Brad Lockett, Marek Czuma, Art Moses, Libby McClelland,
Kendall Kyle, Bowie Keefer, Tom Hennessy, Michael Hughes, Ken Millard.

Facilitator: Trustee Gary Steeves

Also Present: Trustees Decario and Pottle, and approximately 27 members of the public,
including invitees Richard Dewinitz and Philip Kirby.

A Pre-Meeting had been arranged to structure the meeting scheduled at 1pm.

The PreMeeting was called to order at 12.37 pm

Chair Geoff Gaylor introduced Trustee Gary Steeves who put forward the hope that the meeting be informal, civil, and forward looking. A square set up of tables with committee members sitting among the public and other guests, to facilitate community conversation was suggested and agreed upon.

The hope for this meeting is to receive input from as many Forest Lot Owners as possible, and for the committee members to ask questions and listen attentively to whatever may be said about hopes, commitments, and current positions relating to the future of Forest lands.

Five Forest Lot Owners were present.

The chair had received a number of emails declining the invitation to attend; and one that suggested a meeting be held in Vancouver.

A short break was taken to rearrange chairs and tables and pick up coffee .

Trustee Steeves asked Mr. Richard Dewinitz to speak.

Mr. Dewinitz referred to the boycotting of the OCP review by the Forest Lot owners as a group; they assume that nothing is going to change in the Landuse ByLaws and therefore it is a waste of their time to participate in the review meetings.

Mr. Dewinitz declared that there is a desire among the Forest Lot Owners for resolution of the disputes of the past; such resolution would give the owners a sense of BELONGING to the community of Galiano.

The right to a residence on Forest Lots is the only way to make them feel welcome citizens of Galiano.

Lawsuits will not achieve this sense of community.

Forest Stewardship will be enhanced by resident owners.

These owners love the land and would not use it with disrespect.

for the Future the Forest Lot Owners want unconditional permission to build one house on each lot NOW without rezoning.

Bowie Keefer offered a history of dispute behaviours and advocated for collaboration and communication by means of free use of trails through private lands.

p.1

Mr. Philip Kirby wants a house , which he believes is his democratic right, he is committed to being a steward of his land, he greatly values the privilege of owning land. He sits on "the other side" of "the gate" and feels very guilty that because of the circumstances he has to deny residents of Galiano and tourists access to a beautiful place. [This refers to the issues of a Private Road and Liability.]

Glenna Mattin owns a 20 acre F1 Lot. She occupies a legally built nonconforming dwelling . Behind her property is 500 acres that has no possible road access and therefore cannot be rezoned.

If every lot of any size were allowed a dwelling what would the owner offer to the community? Amenity zoning provision is needed to allow for appropriate increase in density.

Ursula Deshields speaking on behalf of the Galiano Conservancy's Lot described the education that has taken place there in the area of forest restoration and an increased diversity of plant and wild life.

Geoff Gaylor asked Richard Dewinitz why the F1 Owners persist with a boycott when all of them have been invited on a personal level to participate in finding a mutually beneficial way forward.

Richard Dewinitz answered that it has been too many long years [18] of no change. The history is its own stumbling block.

Glenna Mattin believes that the F1 owners that are involved in the review must keep phoning, talking and inviting on an individual level.

Richard Dewinitz stated that Galiano would find generosity of spirit if each owner was allowed to build their homes. They don't want subdivisions; they want to keep the lands pristine; they love their land.

Tom Hennessy referred to the intransigence of the community - citing that it was a lot of work to convince Richard to attend this meeting; Tom then referred to the National Park Reserve and his hope to see Galiano included in it; the hope that FL owners could be persuaded to donate a portion of their lands to the Reserve in exchange for permission to build a residence.

Richard believes that any FL owner who wants to subdivide will require increased density. He also thinks that the idea of a donation to a National Park would be popular as it would be lasting.

Kendall Kyle: how do we get to speak with the other Forest Lot owners to continue a conversation about generosity and belonging?

Gary Coward spoke re Development Permit Areas and siting of building. asked what Forest Lot owners feel about the Road Network Plan, covenants , logging and subdivision.and whether these represent their commitment to the island.

p.2

Gary Coward also suggested a re start of the Heritage Forest option, indicating the 4 issues are inter-related:

1. Residential Right. 2 density 3. Road Access 4, EcoSystem Protection,.

Paul LeBlond The OCP Review is an opportunity to get to a consensus after former election squables. The Review needs to arrive at a point where needs can be met and the environment cared for.

Dave Ages - How to get Forest Lot Owners here? and referred to the cry for OCP review during last election .

Preconditions are not a good idea. Forest Lot Owners need to be part of the process.

Ursula - re future of land - would Forest Lot Owners put covenant on their lots to ensure protection of the forest and ecosystems?

Bowie: Road Network Plan is needed -suggested that the Government should acquire a road allowance and then no gates would be needed, and there would be no liability issues for the Forest Lot Owners

Sustainable forestry needs to be practiced and is largely done so now.

There is no need to be afraid of each other as much as we have been.

Phil Kirby the best outcome is if the committee would be moving toward residential rights and then ask the Forest Lot Owners to come out.

Art Moses - How do you see the OCP being written to meet your needs?

Bowie - Perhaps talks outside the OCP review process could lead to info as to what the Forest Lot Owners would do to manage their forests.

Glenna - Forest Practices should be in the OCP.

Tom - there is a stalemate except that some Forest Lot Owners are here. This is a very important meeting. It is in everyone's interest to leave this meeting with some hopeful direction forward,

Tom would like to see a zone for Forest zoned land, where there would be freedom to walk through any forest area to the beach etc. as it used to be. This is a suggestion to move forward out of this stalemate.

Andrew Loveridge - full support for the National Park. He was involved years ago in leading a petition for Galiano's inclusion in the National Park Reserve.

Roger Pettitt spoke re covenants - that this island is covenant crazy. Regulatory Bylaws are more effective.

The Road Network Plan has never been signed off by the Minister.

Gary Steeves- "Enter into covenant" is frequently mentioned.

Why have an F1 zone? If the only issue is Residential rights, then rezone to F3.
Geoff Gaylor - perhaps the message is to allow residences according to government rules

Discussion followed around covenants - why they do or do not work.
Ken Millard talked about Conservancy covenants.

Tom Hennessy indicated that no covenants would be required if land is donated to the National Park Zone - once the land owner consents to the donation, it's done. It would also decrease the need for a major road. This is a very detailed process.

Doug Latta - Re Heritage Forest Option. The Committee/ Trustees need to address the existing perceptions.

Gary Steeves _ where is the comfort level for Forest Lot Owners and the community in regulatory processes for zoning?

John Pritchard: there is verbal but not written rules about land protection. Is it legitimate for the community to say what you can do or not on any land?

PMFL says cutting without restraint is perfectly acceptable forestry practice.

ALR commission have trumping powers - over the PMFL ?
Discussion followed over what is happening to John Pritchard with his land.

Phil Kirby asked why would other land owners behave differently from Forest Lot Owners?

Margaret Griffiths suggested that it is the land that must be considered, not the owner; land and water are serious considerations and there has to be some restriction.

Private Interests vs Community Interests usually comes down to water.

Paul LeBlond - some role for the community in restricting some actions of the community. the ALR is Huge - that requires local community control

Roger Pettitt: It is the Unfairness that baffles him. On every other island or anywhere in BC land owners can build. What we have on Galiano is basic unfairness re residential rights. If the fairness issue is addressed it will all go away.

Akasha - the Residential Zone has expectation of Forest Land. ReZoning should be a method to resolve difficulty. If the Rezoning process is draconian and completely frustrating why cant we change the By- law?

Akasha - Rural Residential is an ok zone- If the idea is to rezone, what practicalities prevent the Forest Lot Owners from applying for rezoning and get a house on their land?

Phil Kirby: He has a private road and wells and power installed on his land and then it was taken away.

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Bowie Keefer: What restrictions are necessary? He suggests empower the Trustees to allow a residence and offer a covenant.

What causes blockages in dealing with the landuse By-laws? We never find the actual content of the Blockage.

Art Moses: explained why Bowie Keefer and Philip Kirby were not able to rezone.

Glenna Mattin: People want to have a house without rezoning.

Art Moses who gets to give that permission? The Committee needs to drill down and find a balance between community and Forest Lot Owners restrictions. If you buy land in a zone and it doesn't work for you, you have to Rezone.

Gary Steeves suggested that "we try another track" followed by the question "How do we get to where we want to be?"

Ron Taylor : there are 100 different landowners with differing agenda - more categories/ zones/guidelines need to be created to give the needed flexibility. Forget about F1 designations, take an idea and find out how it will fit. Create dialogue.

Dave: What next? - he suggests synthesizing this discussion & produce a questionnaire for the whole island - enclose a whole range of options and ask for comments.

Geoff: A good idea.

Gary Steeves- look at the LTC -here are a range of principles.

Roger - has heard Geoff say that residential rights on FL land could be allowed with certain conditions: What about putting out these conditions? would this action perhaps get people out for discussion?

Geoff - Richard has 20 , Bowie are you happy with the 50 you have - Kirby wants for 6 families ; Bowie wants for 5 families.

Margaret Griffiths: We are not alone; it is always difficult when Tree Farms are converted to Real Estate. We have come a long way. The By laws won't give you what you want. Much is done in the public interest; give and take is required from all angles.

Gary Coward ; Re OCP and Forest Policy, he wants to see that everyone supports Islands Trust Act. The Trustees can go against the Act of Policy and he's all for recrafting the OCP enough to give residences necessary access to the Road Network Plan.

Tom Hennessy: We're less rigid and more flexible - need more options! More Heritage Forest without the hurdles gives land for Affordable Housing and Park.

Glenna - 6 SDs occurred; 13 nonconforming houses are on 20 acre lots.

Geoff: staff hasn't been fair in the past,.

Philip Kirby: Quality of Galiano is what's important. He loves it. Wants a home -more than a tent.

Bowie agrees with Gary Coward; all those interested need to go for what is wanted for future inclusion in the National Park idea.

Christian Nally: The reason Forest Lot Owners are not here is because there's a sense it would be a waste of their time [travel] Provide some space for conversation on line. A Blog spot with a word limit could generate dialogue.

Gary Steeves When he's here on Galiano he hears conflicting reports. Put everyone in a room and get them to find agreement.

Forest Policies Committee needs to find the best possible way to go forward - there are positive signs. Need contributions of ideas.

50 acre lots still have restraints.

Akasha: We are trying for flexible possibilities - a sustainability checklist. A clear concept of what the community will accept.

This will work if every Forest Lot Owner is made to apply for rezoning.

Committee should look at process that would make rezoning easier.

Gary Steeves - Great variety of Forest Lot solutions suggested do not remove the difficulty. What would each person here tell the committee they need to do to engage Forest Lot Owners?

Dave Ages: send out a questionnaire : half general principles, half goals to achieve, and a report of this meeting " here's what the discussion was".

Bowie - List of objectives - relaxation and generosity will help[

Phil Kirby: issues in North end might be discussed profitably with folks in that area.

Geoff :Everyone give me 4 questions for the questionnaire.

Gary Steeves: Safe environment needed to engage engage, engage.

John Pritchard: Building without restriction on size or location; how to minimise fragmentation by roads?

Gary Steeves thanked everyone for their participation and brought the meeting to a close at 4.20pm **p.6**



STAFF REPORT

January 29, 2010

File No.:GL-OCP-2009.3

To: Galiano Island Local Trust Committee
For the meeting of February 8, 2010

From: Robert Kojima
Island Planner
Local Planning Services

CC: David Marlor, RPM
Gary Richardson, Island Planner

Re: Climate Change Mitigation

BACKGROUND:

Amendment of the OCP to include Greenhouse gas (GHG) emission reduction targets, policies and actions is a legislative requirement and the LTC's top priority on its work program. In October 2009 the LTC received a staff report outlining options for meeting the legislated May 31, 2010 deadline. At that meeting the LTC resolved the following:

Resolution GL-LTC-188-09

It was Moved and Seconded that the Galiano Island Local Trust Committee directs Staff to report back to the Galiano Island Local Trust Committee at a future regular meeting with draft wording for including in the Official Community Plan a Greenhouse Gas Emission reduction target and policy wording stating that specific Greenhouse Gas Emission mitigation policies and actions would be included in the revised Official Community Plan.

CARRIED

The attached draft OCP amendment bylaw (Draft Bylaw No. 206) would amend the OCP to: insert a new section for climate change mitigation and adaptation, provide background wording, set a target, provide objectives and, in place of specific policies and actions, include a note stating that these would be included in an updated OCP (technically this would be an 'action').

STAFF COMMENTS: Bill 27 requires that each LTC set greenhouse gas (GHG) emission reduction targets in their official community plan (OCP). Staff previously recommended that the LTC include an aspirational target and subsequently consider specific policies and actions during the on-going OCP review. An aspirational target recognizes the limitations inherent in the current inventories, allows the LTC to establish

a target prior to the May 31, 2010 deadline, and supports overall reductions from all sources and sectors, rather than narrowly focussing on changes that may be the result of specific LTC policy changes.

The following target wording is proposed in the draft bylaw:

To reduce greenhouse gas emissions by 33% by 2020 from 2007 levels. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.

This supports the provincial target, and emphasizes that the achievement of meaningful reductions will only result from changes from all sectors. While this is consistent with the approach taken by many other local governments, there are other options for target setting. Currently the Salt Spring Island Local Trust Committee and several Northern LTCs are considering a target of 15% by 2015 and 85% by 2050; however, Salt Spring has included policies and actions in its OCP since 2008, has a community energy plan, and has instituted public transit. Alternate targets could be considered, but the proposed one has the advantage of consistency with the provincial target and includes some recognition that land use changes occur incrementally over time.

The LTC will need to consider the policies and actions that would achieve reductions in GHG emissions as it updates the OCP. The LTC has already identified climate change mitigation as an area for inclusion in the review, and a number of specific policy recommendations and options will be considered by the LTC in amending the overall OCP.

The background section in the draft bylaw is largely consistent with wording proposed in other LTCs' amendments for the Bill 27 requirements. This wording, and the precise formatting and placement of the section within the OCP, may be revised as a result of the overall OCP review. The proposed objectives are consistent with those currently suggested for the other Southern LTCs; again, these could be further amended or refined as part of the overall OCP update, based on the results of community consultation and LTC deliberation on individual, advisory group and stakeholder comment.

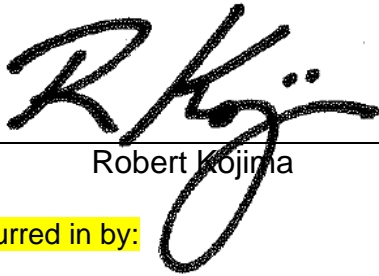
It is important for the LTC to keep in mind that the amendment that will be considered by May 31st is intended to only establish a target and to put key objectives in place. The specific policies and actions will be considered as part of the overall OCP, and implementation will be an on-going factor in future OCP and LUB reviews and updates, and in all LTC decision-making.

In terms of next steps, the LTC should review the draft amending bylaw, make any appropriate changes or revisions, consider first of the bylaw, and direct staff to schedule a public hearing.

RECOMMENDATIONS:

1. THAT the Galiano Island Local Trust Committee give First Reading to Bylaw No. 206, cited as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010."
2. THAT the Galiano Island Local Trust Committee direct staff to schedule a public hearing for Bylaw No 206.

Prepared and Submitted by:



Robert Kojima

January 29, 2010

Date

Concurred in by:

Regional Planning Manager

Date

BYLAW NO. 206

A BYLAW TO AMEND THE GALIANO ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 108, 1995

WHEREAS the Galiano Island Local Trust Committee is the Local Trust Committee having jurisdiction on and in respect of the Galiano Island Local Trust Area, pursuant to the Islands Trust Act;

AND WHEREAS Section 29 of the Islands Trust Act gives the Galiano Island Local Trust Committee the same power and authority of a Regional District under Part 26, except sections 932 to 937 and 939, of the Local Government Act;

AND WHEREAS the Galiano Island Local Trust Committee wishes to amend the Galiano Island Official Community Plan Bylaw No. 108, 1995;

AND WHEREAS the Galiano Island Local Trust Committee has held a Public Hearing;

NOW THEREFORE the Galiano Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2010."

2. SCHEDULES

Galiano Island Official Community Plan No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME this day of , 2010.

PUBLIC HEARING HELD this day of , 2010.

READ A SECOND TIME this day of , 2010.

READ A THIRD TIME this day of , 2010.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this day of , 2010.

APPROVED BY THE MINISTER OF COMMUNITY AND RURAL DEVELOPMENT this day of , 2010.

ADOPTED this day of , 2010.

SECRETARY

CHAIR

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 206
SCHEDULE 1**

Galiano Island Local Trust Committee Bylaw No. 108, cited as, "Galiano Island Official Community Plan Bylaw No. 108, 1995" is amended as follows:

- 1) By adding the following as a new Subsection 4.3 to Section IV (Conservation and Environmental Resources):

4.3 Climate Change Mitigation and Adaptation

Climate change refers to the increasing concentration of heat-trapping greenhouse gases in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. The rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impacts on ecological systems around the globe.

The *Local Government Act* now requires that all local governments include in their Official Community Plans targets to reduce greenhouse gas (GHG) emissions and policies and actions to achieve these targets.

The following targets, objectives, policies and actions are the first step to ensuring that the reduction of GHG emissions specifically and the impact of climate change in general become part of the planning process for Galiano Island. This part of the Plan contains objectives and policies relating to the reduction of GHG emissions and the broader topic of climate change adaptation and mitigation.

This plan sets the following target:

To reduce greenhouse gas emissions by 33% by 2020 from 2007 levels. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.

Climate Change Objectives

The objectives of this subsection are:

- 1) To establish climate change as a fundamental factor in land use decision-making.
- 2) To move to a land use pattern that results in a more compact and complete community.
- 3) To support efforts and policies to help our community adapt to climate change impacts.
- 4) To work with others to support actions to limit emissions.

Climate Change Policies and Actions

Note: As of the date of the adoption of Bylaw 206, the Galiano Island Local Trust Committee was in the process of reviewing and updating the Official Community Plan. Specific Policies and Actions with respect to climate change mitigation will

be considered as part of the OCP review and incorporated into this section as the OCP as a whole is amended.



Top Priorities

Galiano Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	OCP Review	<p>Phase 1 - Staff review: build-out analysis, community profile, technical review, preliminary mapping, consultant work, early agency consultation</p> <p>Phase 2 - Community consultation: initial meetings, issue identification, consideration of public consultation mechanisms, appointment of advisory groups, advisory group meetings and recommendations, other on-going consultation and participatory mechanisms, review of recommendations.</p> <p>- Phase 3 - Policy development: drafting and review of new or revised policies. Targeted LUB amendments to be considered once policy drafting complete, further community consultation</p> <p>Phase 4 - Legislative phase: agency referrals, readings, public hearing, EC, Ministerial approval, final consideration and adoption.</p>	Sep-19-2008	Robert Kojima	Nov-01-2011	On Going

2	LUB Amendments	Staff report to LTC identifying potential LUB amendments that would not require substantial OCP amendments	Apr-20-2009	Gary Richardson	Mar-31-2010	On Going
3	Greenhouse Gas Emission reduction target and policies	Staff to prepare report with draft wording to minimally meet Bill 27 requirements. LTC may include additional policies and actions in draft bylaw based on OCP review recommendations prior to adoption in 2010	Oct-19-2009	Robert Kojima	May-31-2010	On Going



Projects

Galiano Island

No.	Description	Activity	Received/Initiated	Status
1	C3 Zone Guest Services	<p>Add "Guest Services" to bring C3 zone in-line with uses permitted in other commercial accommodation zones.</p> <p>Could be undertaken as part of the OCP Review</p>	Dec-15-2008	On Going
2	Water Policy	<p>Review water policy</p> <p>Review potable water requirements</p> <p>Boundary adjustment water requirements</p> <p>Examine availability of Natural Resources Canada assistance</p> <p>Work could be undertaken as part of the OCP Review</p>	Feb-16-2005	On Going
3	OCP and Land Use Bylaw Definitions	<p>Definitions need to be reviewed for:</p> <ul style="list-style-type: none"> - Sustainable Forest Principles - Dwellings (reference issues of internal access, breezeways, etc) - Floor Areas, especially in relation to unenclosed buildings - Grade level, setbacks of unenclosed buildings, height, accessory buildings, watercourses, museums <p>Could be undertaken as part of the OCP Review</p>	Dec-15-2008	On Going
4	Zoning Amendments	<p>Review of AG and R3 zones: permitted uses and accessory building allowances;</p> <p>Review all zones to allow accessory buildings for farm type uses</p> <p>Retreats - policy review</p>	Dec-15-2008	On Going

Conservation lands

Remove Silv Forest Foundation as a potential covenant holder on forest lands

Review the F3 option

Work could be undertaken as part of the OCP Review

5	Development Permit Areas	Review for functionality (include examination of commercial DP for Sturdies Bay) Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
6	Setbacks and Lot Coverage	Review setbacks for C1 and AG zones Review lot coverage restrictions generally Review setbacks for septic systems Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
7	Telecommunication Towers	Prepare guidelines and review/amend when appropriate.	Dec-15-2008	On Going
8	Soil Removal and Deposit Bylaw	Develop a soil removal and deposit bylaw	Dec-15-2008	On Going
9	Docks and Seawalls	Review existing policies and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
10	Strata Lots and Building Stratas	Review policies and regulations and ensure common properties are appropriately zoned Examine building strata in regard to all properties	Dec-15-2008	On Going
11	Temporary Use Permits for Sawmills	Establish policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
12	Short-term Vacation Rentals	Review and develop policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
13	Report on concept of receiving land as park under RR/FH option	Review policies	Dec-15-2008	On Going
14	Parking	Review policy and regulations Could be undertaken as part of the OCP Review	Dec-15-2008	On Going
15	Proposed Bylaws 158 and 159 (Road Network Plan)		Feb-09-2009	On Going
16	Review Request From Bernard Mignault contained in letter of Dec 24/08.		Feb-09-2009	On Going

17 Rod and Gun Club land use issues	TBA	May-11-2009	On Going
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Excerpt from the Islands Trust 2008-2011 Strategic Plan

This excerpt contains only those strategic plan items specific to local trust committees.

Goal 1: Ecosystem Preservation and Protection...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS <i>Italics indicate changes since last TC meeting</i>
To identify and protect riparian areas	Implement Riparian Area Regulations throughout the Trust Area	Develop bylaws re RAR requirements, subject to RAR mapping completion	LTCs/BIM*	Funding in place (09/10 budget)	By whether all islands are RAR compliant	Two islands are RAR compliant
To improve the identification and protection of biodiversity, environmentally sensitive areas and significant natural sites, features and landforms	Protect sensitive and significant land through land use planning decisions	2008-2011 term Optimize opportunities to protect land	LTCs/BIM*	No new funding required	By the hectares of land that have been protected	TBD
To reduce greenhouse gas emissions	Amend OCPs to include emission reduction targets, policies and actions (TPAs)	Jan to May 2010 Establish targets, policies, and actions in OCPs by legislated deadline (May 31/09)	LTCs/BIM*	Funding in place (09/10 budget) Additional funding may be available through application	By whether all OCPs have been amended to include GHG emission reduction targets, policies and actions by May 31/10	Policies and action included in two OCPs (SSI, DE)
	Foster energy-efficient communities through land use planning decisions	FY 2010/11 Consider the inclusion of the information provided by the LPC into appropriate bylaws and processes	LTCs/BIM*	Subject to funding (10/11 budget)	By whether GHG emission reduction is achieved in LTC land use decisions	TBD

11.1.2

Goal 2: Stewardship of Island Resources...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To increase the sustainability and quality of freshwater resources	Include new policies and regulations as OCPs and LUBs are amended	FY 2009/10 OCP/LUB reviews underway on selected islands FY 2010/11 & 2011/12 OCP/LUB reviews underway on selected islands	LTCs LTCs	Funding in place (09/10 budget) Subject to funding (10/11 budget)	By the number of LTCs/IM with new policies and regulations for protection of freshwater resources	Reviews beginning in 09/10 Reviews planned to begin in 10/11
To advance the stewardship of coastal areas and marine shore lands	Develop and implement new land use planning tools for shoreline and marine protection	FY 2009/10 Thetis Island LTC – consider the use of integrated shoreline & watershed protection into OCP review process	LTC	Funding in place (09/10 budget)	By whether OCP has been amended to include new forms of protection	OCP review underway

Goal 3: Sustain Island Character and Healthy Communities...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To support socio-economic diversity of island communities	Support/restore socio-economic diversity through land use planning strategies about affordable/accessibile/appropriate housing Support local food security	FY 2010/11 Consider implementing land use planning decisions to advance affordable housing Support completion of a second area farm plan (Denman)	LTCs LTC	Subject to funding (10/11 budget) No new funding required	By the number of LTCs have implemented land use planning decisions regarding affordable housing. By whether a second area farm plan is complete	Not started Started
To minimize the impact of climate change	Integrate climate change adaptation into land use	FY 2009/2010 OCP/LUB reviews underway on selected islands FY 2012/2013 Continue implementation of adaptation planning framework	LTC LTCs/BIM*	Funding in place (09/10 budget) Subject to funding	By the number of LTCs/IMs with new policies and regulations related to food security	OCP/LUB reviews started Not started

* Depends upon decisions of the Bowen Island Municipal Council

** Depends upon decisions of the Trust Fund Board

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
upon islands and communities	planning and regulatory decisions					
To cultivate community engagement and participation in land use planning	Develop new tools and strategies to encourage community engagement in land use planning processes	FY 2010/2011 Consider new tools and strategies to encourage community engagement in land use planning processes	LTCs	TBD	TBD	Not started

Goal 4: Organizational Effectiveness...

OBJECTIVE	STRATEGIES	ACTIVITIES AND PHASES	WHO WOULD WORK ON IT?*	IS FUNDING REQUIRED OR IN PLACE?	HOW WOULD WE MEASURE SUCCESS?	STATUS
To provide services on an increasingly effective basis	Develop cost effective bylaw enforcement tools Develop model LTC meeting procedure bylaw regarding bylaw electronic meetings	FY 2009/10 & 2010/2011 Consider bylaw amendments to allow Bylaw Dispute Adjudication System FY 2009/2010 LTCs to consider adoption	LTCs LTCs	No new funding required No new funding required	By the number of islands where a Bylaw Dispute Adjudication System is in place By the number of LTCs that have adopted amendments	Initial discussions started Not started

Abbreviations:

ADMIN – Administrative Services
 BIM – Bowen Island Municipality
 DEM – Digital Ecosystem Mapping
 EC – Executive Committee
 FN – First Nations
 FY – Fiscal Year
 GHG – Green House Gases
 IM – Island Municipality
 IT – Islands Trust
 LPC – Local Planning Committee
 LPS – Local Planning Services

LTA – Local Trust Area
 LTC – Local Trust Committee
 LUB – Land Use Bylaw
 MCRD – Ministry of Community & Rural Development
 MGMT – Management Team
 NA – Not Applicable
 NAPTEP – Natural Area Protection Tax Exemption Program
 OCP – Official Community Plan
 PMFL – Private Managed Forest Land
 RAR – Riparian Area Regulations
 RCP – Regional Conservation Plan
 RD – Regional District

RFD – Request for Decision document
 RM – Records Management
 SEM – Sensitive Ecosystem Mapping
 SSI – Salt Spring Island
 TAS – Trust Area Services
 TBD – To Be Determined
 TC – Trust Council
 TFB – Trust Fund Board
 TPA – Targets, Policies and Actions (re GHG emission reduction)
 TPC – Trust Programs Committee
 UBC – University of British Columbia
 UBCM – Union of BC Municipalities

For more information, contact

Sheila Malcolmson, Chair,

Linda Adams, Chief Administrative Officer, Visit our website at

Islands Trust Council upon decisions of the Bowen Island Municipal Council

3

www.islandstrust.bc.ca

email: support@islandstrust.bc.ca
 telephone: 250.247.8078

Telephone: 250.405.5151
www.islandstrust.bc.ca



Applications w/ Status - Galiano Island Status: Open

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
GL-DP-2002.3	OShaughnessy, Robert F	May-07-2002	Development Permit Area 2 - Shoreline Areas. Application is to allow an existing sea wall and fill to remain in shoreline area.

Planner: Gary Richardson

Planning Status

Status Date: Jan-06-2010

Staff to prepare a report on potential LUB amendments. Report will include this matter.

Status Date: Apr-08-2009

DP can not proceed until OCP/LUB amended.

Status Date: Dec-12-2007

RE-examine LTC position of Oct 3/07 in April, 2008 when status of OCP review is considered.

File Number	Applicant Name	Date Received	Purpose
GL-DP-2008.2	Richard & Dorothy Beauchamp	Apr-23-2008	DP Area 1 - Riparian Areas. Sewage disposal works located within DP Area 1 in close proximity to a stream. X-reference GL-DVP-2006.3 and GL-DP-2006.2

Planner: Gary Richardson

Planning Status

Status Date: Dec-04-2009

Nothing from applicant to date staff to coordinate request for information with BEO.

Status Date: Oct-29-2009

Staff will send a final request to applicant giving 30 days to provide information.

Status Date: Jul-31-2009

Property owner has directed engineer to provide requested information.

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
GL-DVP-2006.3	Dorothy Beauchamp	Sep-05-2006	Variances required to allow for the siting of: deck, sewage treatment plant, sewer pipe, sewage absorption field, addition to a dwelling and accessory building.

Planner: Gary Richardson

Planning Status

Status Date: Dec-04-2009

Staff to resolve DP application before DVP can proceed.

Status Date: Jan-26-2009

GL-DP-2008.2 to be considered by the LTC before variances are considered.

Status Date: Nov-30-2007

Waiting for further information.

Rezoning

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2004.6	Crystal Mountain Society	Jun-14-2004	To amend OCP and LUB to allow for a Retreat Centre and Forest Retreat. Lot 4, Plan VIP68079, DL 88/89. x-reference draft bylaws 187 (OCP) and 188 (LUB).

Planner: Gary Richardson

Planning Status

Status Date: Sep-11-2009

Applicant advised staff that they want file to remain open.

Status Date: Jun-24-2009

Letter written to applicant to determine if they want file to remain open.

Status Date: Jan-26-2009

Staff to contact applicants and determine if they want to proceed with application.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.2	Victor Romagnoli	Mar-21-2005	To rezone from F1 to F3 to permit for one residence and related buildings. Lot B, Plan VIP 68079, DL 88/89.

Planner: Gary Richardson

Planning Status

Status Date: Aug-13-2009

Aug 13, 2009 email from Alastair Smith advising that they want to keep file open.

Status Date: Jun-24-2009

Letter written to applicant to determine if they want file to remain open.

Status Date: Apr-08-2009

Letter written to applicant to determine if they wish to keep file open.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2005.3	Landplan Group Inc	May-12-2005	To amend the LUB from F1 to RR & FH. DL 72 and Lot 15, DL 71 and 77, Plan VIP61007. X-reference GL-SUB-2007.1 FH proposed to form Part of Bogega Ridge Provincial Park

Planner: Gary Richardson

Planning Status

Status Date: Dec-04-2009

Staff to provide applicant with options as bylaw 203 removed RR/FH policy from OCP

Status Date: Sep-11-2009

Staff is reviewing covenant.

Status Date: Jul-31-2009

Staff is has now received confirmation from agencies listed below.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2006.3	Gundy MacNab Planner: Gary Richardson	Oct-16-2006	rezone from F1 to RRFH - DL 50

Planning Status

Status Date: Jul-31-2009

Letter received May 7, 2009 advising that the applicant wants the file to remain open until statement of claim dated April 20, 2009 is dealt with.

Status Date: Jul-31-2009

Letter received May 7, 2009 advising that the applicant wants the file to remain open until statement of claim dated April 20, 2009 is delt with.

Status Date: Apr-17-2009

If no response from letter is received by June 1, 2009 file will be closed.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2008.2	Fred King	Feb-22-2008	To amend the zoning from F1 to F3 for the property known as DISTRICT LOT 17, GALIANO ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN 22128

Planner: Gary Richardson

Planning Status

Status Date: Apr-22-2008

Applicant requested that application be placed on hold as applicant wishes to assess other options.

Status Date: Feb-27-2008

Sent letter of acknowledgment of receipt of fees and application to applicant. copied to trustees and forwarded file to planner.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2009.1	Looking Glass Foundation for Eating Disorders	May-29-2009	LUB amendment to allow a facility for the treatment of individuals with eating disorders and allow guest services.

Planner: Gary Richardson

Planning Status

Status Date: Jan-28-2010

Public Hearing to be held Feb 26/10

Status Date: Dec-04-2009

Draft Bylaws 204 and 205 on December 14, 09 LTC agenda for consideration.

Status Date: Nov-10-2009

Received additional \$550.00 for Combination Rezoning fee.

File Number	Applicant Name	Date Received	Purpose
GL-RZ-2010.1	Kim Linglet	Jan-04-2010	Various (19) properties involved: this one is to amend Land Use Contract G70321 - guest cottage size from 500 sq. f.t to 650 sq. ft.

Planner: Gary Richardson

Planning Status

Status Date: Jan-28-2010

Planner to review application and prepare report for March LTC meeting.

Status Date: Jan-18-2010

Sent letters of acknowledgment of receipt of fees and applications to all 19 applicants (fees totaling \$4400.00)

Subdivision

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2002.1	FORSTBAUER, WALTER		To create 3 parcels for residential use. DL 44. X-reference GL-RZ-01-2001

Planner: Gary Richardson

Planning Status

Status Date: Dec-04-2009

Applicant waiting for outcome of forest issues before providing covenant.

Status Date: Jun-24-2009

Staff to contact applicant to determine status of covenant.

Status Date: Jan-26-2009

December 15, 2008 LTC meeting Planner Brodrick advised LTC that staff is waiting for revised covenant from applicant.

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2007.1	LPG Landplan Group Inc	Feb-12-2007	Creating 6 new lots. DL 72 and Lot 15, DL 71 and 77, Plan VIP61007. X-reference GL-RZ-2005.3

Planner: Gary Richardson

Planning Status

Status Date: Jan-26-2009

Application dependant on rezoning to RR/FH.

Status Date: Jan-03-2008

Applicant advises MoT and Islands Trust that they wish to continue with the application.

Status Date: Dec-21-2007

Sent MoT comments advising that application does not comply with rezoning but rezoning application in process.

File Number	Applicant Name	Date Received	Purpose
GL-SUB-2008.2	William Alexander & Lennis Shirley Campbell c/o Planner: Gary Richardson	May-15-2008	Subdivision to create 14 new lots. DL 57 x-Reference GL-RZ-2008.3 (Proposed bylaws 201 OCP and 202 LUB)

Planning Status

Status Date: Dec-04-2009

Status Date: Oct-29-2009

PLA issued October 2009.

Status Date: Jun-24-2009

Letter sent to MoT to advise that bylaws 201 and 202 have been adopted.

File Number	Applicant Name	Date Received	Purpose
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GL-SUB-2008.3

Fredrick James &
Isobel Kathllen Stevens
c/o
Planner: Gary Richardson

May-28-2008

To create 2 lots. Lot 14, Sections 5&8, Plan 2514 80 Cain Road

Planning Status

Status Date: Oct-02-2009

Advised applicant Sept 29/09 that the water report submitted was not sufficient.

Status Date: Jan-27-2009

Waiting for applicant to fulfill conditions.

Status Date: Sep-09-2008

Received PLA from MoT subject to conditions.

ADOPTED

Galiano Island Local Trust Committee
Expense Budget

2009-2010

\$6500

	G/L Code	Budget
LTC Meeting Expenses	65200	3 900
APC Meeting Expenses	65210	650
Communications	65220	650
Special Projects	65230	1 000
Miscellaneous	65240	300
Total		6 500

Galiano Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 18, 2004	GL-LTC-118-04	Road Network Plan	It was Moved and Seconded that the issue of access, including the proposals provided in the Road Network Plan, be applied to any existing and future rezoning applications brought before the LTC.
2.	June 14, 2004	GL-LTC-130-04	Forest 1 and Forest 3 lots	<p>It was Moved and Seconded that staff be directed to draft a proposal to the Islands Trust Executive Committee requesting approval of a special Galiano Island Local Trust Committee initiative to accept, at reduced fee levels and for a limited time, applications to rezone eligible Forest 1 lots to Forest 3.</p> <p>In support of this request we offer that applications received under this initiative be batched in groups of two or more, each under a single bylaw. This approach, administered efficiently, will take less time to process and therefore cost less than if done singly, while still ensuring community input through full public process.</p> <p>The groupings we anticipate should be for properties of like nature and general location, though not necessarily contiguous.</p>
3.	July 21, 2004	GL-LTC-137-04	F1 Zone	It was Moved and Seconded that Galiano LTC consider option 1, Cost Recovery Model, of the July 7, 2004, staff report Re: Batching/Initiating Offer, as an operating policy for the charging of fees as part of any rezoning application and in particular with reference to applications for rezoning of F1- zoned properties.

No	Meeting Date	Resolution No.	Issue	Policy
4.	February 16, 2005	n/a	F3 Covenant	Galiano LTC will hold be a covenant holder to all covenants granted as part of the F3 rezoning process The model F3 covenant will be referred to all prospective covenant holders for comment on the document and to seek confirmation that they are willing to be a covenant holder jointly with the local trust committee.
5.	June 29, 2005	n/a	Subdivision Applications	Staff are requested to prepare a report that provides wording for standing resolution to refer subdivision applications to the Galiano Fire Department and the Parks and Recreation Commission.
6.	Sept. 26, 2008	GL-RWM-12-08	RZ applications	THAT Galiano Island Local Trust Committee instructs staff to advise potential applicants that, upon receipt of a zoning amendment application, the Local Trust Committee will consider placing the application in abeyance until the completion of a review of the Official Community Plan policies, if in the opinion of the Local Trust Committee, the application may affect or be affected by the review, and that Staff be instructed to post notice to the public on the Islands Trust internet website to this effect.
7.	May 11, 2009	GL-LTC-85-09	Parks Commission Referral	THAT the Galiano Island Local Trust Committee direct Staff to send rezoning applications to the Galiano Island Parks and Recreation Commission for referral.

K:\LTC\Galiano\Standing Resolutions\Policies and standing resolutions.doc



Islands Trust

Preserving **island** communities, culture and environment.

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Galiano Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Galiano Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

- no items at this time

[^ top](#)

Population:

Approximately 1,258

Size:

5,810 hectares (14,356 acres)

Location:

26 kilometres north-east of the Swartz Bay ferry terminal located on Vancouver Island.

[Land Use Planning](#)

[Related Planning Services](#)

[Related Resources](#)

[Trust Area Mapping](#)

[Related Links](#)

Projects, Bylaw Reviews and Reports

In this section you will find current Local Trust Committee projects specifically related to the island area.

General

- no items at this time

Climate Change Action

- [Staff Report - October 2009](#)
- [Community Engagement Tools](#)
- [Climate Wise Islands](#)

Ecosystem Mapping

- [Draft Galiano Island Local Trust Area ecosystem maps and feedback form](#)

Official Community Plan Review

OCP Committee Meetings

- [OCP Review Committee Meetings Schedule](#)
- [Calendar of Advisory Group Meetings](#)
- [OCP Review Advisory Group Meetings - October Schedule](#)
- [OCP Review Advisory Group Meetings - November Schedule](#)

Terms of Reference for Advisory Groups

- [Transportation](#)
- [Affordable Housing](#)
- [Agriculture and Food Security](#)
- [Community and Economic Development](#)
- [Groundwater](#)
- [Steering Committee](#)
- [Forest Policy](#)
- [Ecosystem Protection](#)

Other OCP Review Documents

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